

Received Kennebec SS.  
04/12/2009 8:10AM  
# Pages 2 Attest:  
BEVERLY DUSTIN-HATHEWAY  
REGISTER OF DEEDS

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED  
Statutory Short Form**

32-61-6

We, **JAMES A. BOURQUE and JOAN M. BOURQUE, TRUSTEES OF THE BOURQUE FAMILY TRUST**, a Trust established by Certificate of Trustee's Power and Abstract of Trust of The Bourque Family Trust with an effective date of December 1, 1991, and recorded in the Kennebec County Registry of Deeds in Book 4009, Page 121, whose mailing address is 4 Fieldstone Drive, Waterville, Maine 04901, for consideration paid, grant and convey to **EVERETT JOHNSTON and JANE JOHNSTON** whose mailing address is 7 Salem Street, Houlton, ME 04730, as joint tenants, with Warranty Covenants, the real estate described as follows:

The unit known and designated as Unit #21 in Ridgewood Commons Condominium, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986, and recorded in said Registry of Deeds in Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

Amendment to Declaration dated June 30, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2996, Page 275;

Amendment to Declaration dated September 4, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3018, Page 195; and

Amendment to Declaration dated October 14, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3251, Page 27.

Restated Declaration of Condominium, dated May 3, 2004 recorded in the Kennebec County Registry of Deeds in Book 7985, Page 11.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

The following restrictions shall be applicable:

1. Easements to Central Maine Power Company that could possibly affect the property recorded in the Kennebec County Registry of Deeds in Book 3000, Page 267, dated June 4, 1986; Book 3212, Page 347 dated May 2, 1987; Book 3212, Page 348, dated May 2, 1987; Book 3213, Page 47, dated May 13, 1987; Book 2725, Page 257, dated July 17, 1984; Book 2771, Page 31, dated December 4, 1987.

2. Department of Environmental Protection Site Location Orders recorded in said Registry in Book 2726, Page 4, dated September 6, 1984; Book 3017, Page 277; Book 2880, Page 56, dated October 18, 1985; Book 2251, Page 13, dated October 10, 1979; Book 2875, Page 92.

3. Easement to Waterville Sewer District recorded in said Registry in Book 1695, Page 320.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the

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above-referenced Declaration.

Being the same premises conveyed to James A. Bourque and Joan M. Bourque, Trustees of The Bourque Family Trust, by Warranty Deed from Brian M. Bernatchez dated October 1, 1998, and recorded in the Kennebec County Registry of Deeds in Book 5748, Page 147.

In Witness Whereof, The Bourque Family Trust, has caused this instrument to be signed by James A. Bourque and Joan M. Bourque, its Trustees, this 11<sup>th</sup> day of August, 2009.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord

William P. Dubord

THE BOURQUE FAMILY TRUST

James A. Bourque  
By James A. Bourque  
Its Trustee

Joan M. Bourque  
By Joan M. Bourque  
Its Trustee

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: August 11, 2009

Then personally appeared the above named James A. Bourque and Joan M. Bourque, Trustees of The Bourque Family Trust, and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said Trust.

Before me,

William P. Dubord

Notary Public

Print

Name: \_\_\_\_\_

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public

My Commission expires 6/26/2015

